

BASS LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday 23rd March 2021

Location: Virtual ZOOM Meeting

Attendees:

Directors & Advisers - Bill St Jean; Zlata Burt; Dan Lemaire; Peter McGann; Pat Kelly; Lorayne Bradshaw; Margot Finn; Dale McCabe; Miles Barham..... Sidney Berry; Don Kennedy; Rick Cunliffe; David Sadler;

Absent: Ron Hewitt; Roger Cauley; John Dorsch; Claude Brett; John Bridle;

Welcome

The Chair - Bill St Jean, called the meeting to order at 7:05 PM on 23 March 2021 and welcomed all who had signed in.

Acceptance of Agenda

The draft agenda for this meeting was presented by the Chair and after a brief discussion was approved as follows:

1. Acceptance of Agenda
2. Acceptance - Record of Previous Meeting - 28 November 2020
3. Financial Statement 2020
 - Township Lake Association Grant Application
4. Existing Berm & Beaver Activity – Township Protocol to Monitor Spring Water Level
5. Update on Bass Lake Outlet Berm Project
 - Details of Township/Private Owner Land Swap - Outlet
 - Water's Edge – Permit Application & Regulatory Approval Documentation
 - Issue of whether MNRF regulatory approval is required
 - Water's Edge Proposed Project Schedule 2021
 - Township Preparation - Tendering Package
 - Construction Stage – Concerns re: Budget/Costs
6. Septic Inspection Report 2020 - Results Bass Lake
7. Activity Report – BLPOA Lake Health & Water Quality Committee
8. Content – Next BLPOA Communique #2 – By 31 March 2021

Acceptance of Record of Previous Meeting

The draft record of our last BLPOA Board meeting held 28 November 2020 was approved - no further business arising.

Interim Statement of Operations - From January 1, 2020 to December 31, 2020

Zlata Burt, our BLPOA Treasurer presented our Financial Statement for 2020. She also pointed out that one of our members – Robbie Wood/B2 has once again agreed to provide our association's financial report and file our CRA tern on a pro-bono basis.

Revenue

Membership fees	\$ 4,232.32
Subsidies and grants	\$ 2,366
Total Revenue	\$ 6,598.32

Operating Expenses

Insurance	\$ 1,666.44
Interest & bank charges	\$ 41.03
Office expenses	\$ 182.49
Total	\$ 1,889.96

Statement of Changes in Net Assets

Net Assets at the beginning of the year	\$ 7,348
Net interim revenues for 2020	\$ 4,708
Total Assets (current bank balance)	\$ 12,056

Township of Rideau Lakes - Lake Association Grant Program

Last year's Lake Association Grant was \$2,366 and In Dec 2020 the BLPOA had 322 members registered in accordance with terms of the grant application.

2021 Grant is based on 3 factors:

- Base allocation of \$300 annually
- \$1 per hectare of lake area as determined by Township's GIS
- \$5 per registered member

Next RLLAC Meeting – 25 Mar 2021

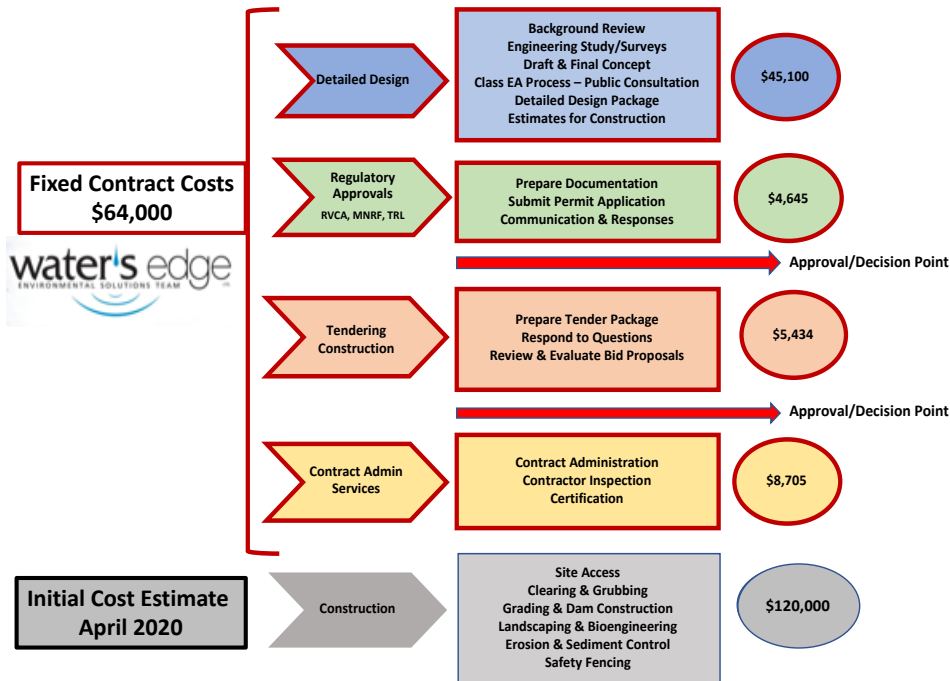
- Township Official Plan (OP) Update
- Septic Inspection Program
- Lake Health & Water Quality
- Parks Canada Management
- Township Site Planning & Control

Request for Township Protocol – Spring Water Levels

BLPOA Report & Request submitted to Township 11 March 2021

- Township CAO – Mike Dwyer discussed the need for a Protocol with Director Engineering RVCA - Terry Davidson.
- It was agreed that since Township is now the owner of the property where berm sits they are legally entitled to remove beaver dams/address beaver activity. This would be the same for any private property owner in Ontario.
- To help the Township make informed decisions about actions and depth of potential removals, RVCA will look into installing a calibrated gauge at the berm so we can better determine desired levels and related removal amounts off the top if/when required.
- The Township will ask the BLPOA to provide notice of a need for action and advice on locations of beaver activity on berm that should be addressed.

Update on 5 Stages of Bass Lake Outlet Berm Project



Water’s Edge Design Report & Permit Application Submission

Contents - Signed Off by Township & submitted to RVCA on 19 March 2021. Hooray!!

1. Overview to Township/CAO
2. Bass Lake Watershed Characterization
3. Proposed Design
 - Dam & Water Level Rationalization – Appendix A & B
 - Dam & Outlet Design Considerations
 - Erosion & Sedimentation
4. Dam Safety Considerations
 - Assessment of HPC
 - Inflow Design Flood
 - Lakes and Rivers Improvement Act Considerations
 - Maintenance
5. Post Construction Monitoring
6. Conclusions & Recommendations

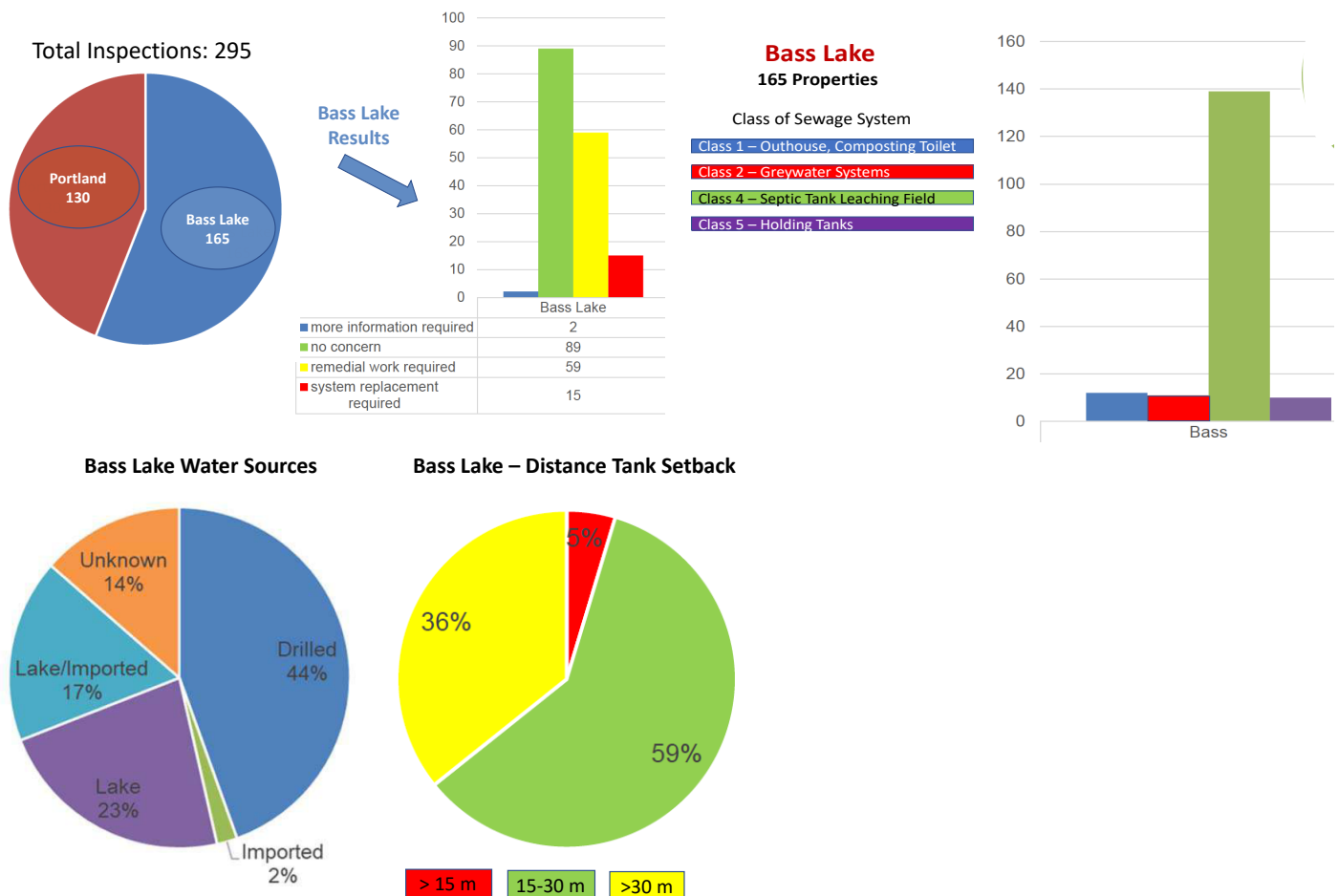
- Appendix A – Dam Rationalization – BLPOA Report
- Appendix B – Water Levels & Control Structure Rationalization
- Appendix C – Geotechnical Report – Soil Engineers Ltd.
- Appendix D – Water’s Edge Design Drawings Package

Water's Edge - Bass Lake Outlet Project Schedule

Tasks	Date/Timeframe
Phase I - Pre-design, Design, and Tendering	
Task 1 = Project Initiation and Predesign	Completed
Task 2 - Preliminary Design	Completed
Task 3 - Detailed Design - 30, 60 and 90%	Completed
Task 4 - Permits, Approvals, and Agency Correspondence	Submitted RVCA – 19 March 2021 Regulatory Approval – 25 June 2021
Task 5 - Tender Preparation - 100%	Tender Release – 09 April 2021 Tender Closes – 14 May 2021
Phase II - Contract Admin., Resident Inspection, and Post Construction Services	
Task 6 - Construction Period and Site Inspection	3 Sept – 12 Nov 2021
Task 7 - Warranty Period and Project Closeout	

Rideau Lakes Township - Septic Inspection Program Report 2021

Peter McGann provided an outline of the key findings from the recently released Rideau Lakes Township's 2020 septic inspection report for Bass Lake and Portland. The link for this interesting report is: <https://www.rideaulakes.ca/component/edocman/2020-septic-system-inspection-report/viewdocument/1124?Itemid=0> and Peter will forward a PDF copy to all BLPOA board members and technical advisers.



Township Approved Special Levy - Cost Sharing Agreement Bass Lake Outlet Project

Benchmark figures:

- Total MPAC property values (circa 2016) for all properties - \$80,778,000;
- \$180,000 Fixed & estimated costs for Outlet Project
- \$90,000 as the projected 50% cost share for Waterfront Property Owners;
- Firm Construction Costs – Township to update in by May 2021.

Special Levy based on a hybrid: 50% on the same base amount for each property and 50% based on MPAC value.

- 50% of \$90,000 = \$45,000 divided by 234 = \$192 base levy for every property;
- \$45,000 divided by 794.29 = \$56.65 per \$100,000 of MPAC Assessment;
- *\$400,000 property would be levied \$192 + \$226.60 = \$418.60*
- *\$600,000 property would be levied \$192 + \$337.5 = \$531.90.*
- *Township payment terms – Over 3 years*

What if the Construction Cost ends up significantly higher? (\$200,000 - \$80,000 over original estimate of \$120,000)

- The above special levy would escalate from \$90,000 to \$130,000 as the 50% cost share;
- *\$400,000 property would be levied \$278 + \$327 = \$605*
- *\$600,000 property would be levied \$278 + \$486 = \$764*
- *Township payment terms – Over 3 years*

Next - BLPOA Communique #3 to Membership - 30 March 2021

Suggested Topics

- Update on Bass Lake Outlet Project
- 2020 Septic Inspection Report Results
- Lake Health – Water Quality

Lake Health & Water Quality Committee

Miles Barham as Chair for our BLPOA Lake Health & water Quality Committee introduced the current members: Lorayne Bradshaw; Peter McGann; and Don Kennedy. He then provided the meeting with a set of slides providing an outline of the committee's mandate, mission statement and current activities.

Mandate

Work with and assist the Ministries of the Environment, Natural Resources and Health, the Rideau Valley Conservation Authority and other governmental agencies in carrying out their responsibilities so as to :

- preserve and enhance the natural environment and improve the water quality of Bass Lake;
- support the preservation of our provincially protected wetlands that surround the perimeter of Bass Lake;
- educate all residents of Bass Lake and their visitors of Water Quality Preservation through educational material;
- conduct surface water quality sampling & testing.

Mission Statement

To monitor, maintain and protect lake and well water quality, the provincially protected wetlands, shorelines and the natural environment of Bass Lake.

Goals

To undertake or support causation studies and to recommend remediation measures to the Board of Directors and where applicable to responsible authorities.

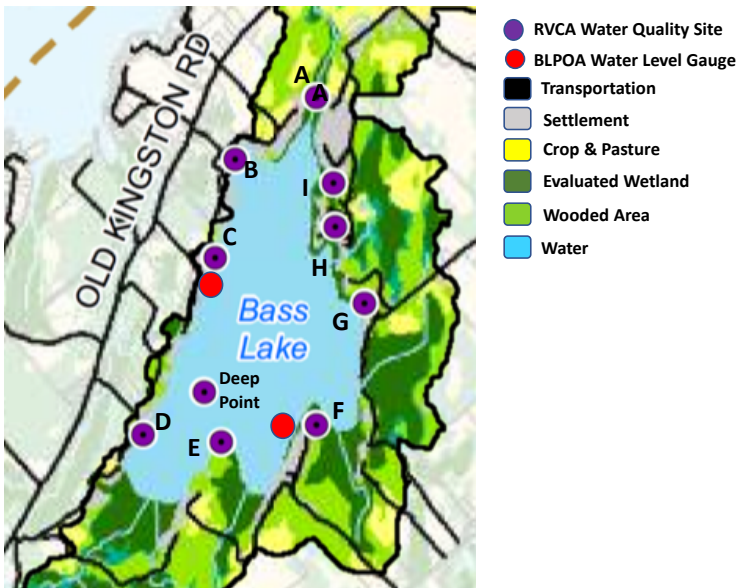
Objectives

- To support the annual RVCA lake water sampling program,
- To undertake annual site-specific lake water sampling,
- To communicate with residents so as to educate to best practises in achieving optimum lake water and well water quality,

- To encourage compliance with all regulatory guidelines related to water quality,
- To understand the impacts on lake and well water quality of continued residential or commercial development on Bass Lake,

Important water quality parameters to be monitored

- Phosphorus – an essential element for plant life: however, when there is too much of it in the water, it can lead to eutrophication and algae blooms.
- Calcium – calcium is needed in many aquatic organisms to live and grow. A shortage can impact many different species in a lake, from zooplankton to fish.
- Chloride – chloride is a concern as road salt makes its way into our freshwater systems. Too much chloride can negatively impact aquatic life.
- Water Clarity - Volunteers take Secchi disc readings. These readings indicate water clarity, an important indicator of water quality.



Waves Forward

When do we start? *April - May*

What will we test? *3 locations*

- 2 with Water Rangers Program - Pete and Don
- 1 with Lake Partners Program - Miles

Adjournment

The Chair thanked all for participating and the meeting was adjourned at 8:10 PM

Record of Meeting prepared by: Bill St Jean- President BLPOA – 24 Mar 2021